079.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	788,700	/	788,700
USE VALUE:	788,700	/	788,700
ASSESSED:	788,700	/	788,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOOD ENERGY LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOSCO STEPHEN J -
Owner 2:	-
Street 1:	33 WEBSTER STREET UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,930 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1951, having primarily Vinyl Exterior and 1456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	14930.000	231,900	10,000	546,800	788,700
Total Card	0.343	231,900	10,000	546,800	788,700
Total Parcel	0.343	231,900	10,000	546,800	788,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.69 | /Parcel: 541.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49021
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	231,900	10000	14,930.	546,800	788,700	788,700	Year End Roll	12/18/2019
2019	104	FV	213,000	10300	14,930.	554,600	777,900	777,900	Year End Roll	1/3/2019
2018	104	FV	213,000	10300	14,930.	414,000	637,300	637,300	Year End Roll	12/20/2017
2017	104	FV	200,400	10300	14,930.	374,900	585,600	585,600	Year End Roll	1/3/2017
2016	104	FV	200,400	10300	14,930.	359,300	570,000	570,000	Year End	1/4/2016
2015	104	FV	168,800	10600	14,930.	304,600	484,000	484,000	Year End Roll	12/11/2014
2014	104	FV	168,800	10600	14,930.	289,000	468,400	468,400	Year End Roll	12/16/2013
2013	104	FV	175,100	10600	14,930.	275,000	460,700	460,700		12/13/2012

!6433!

PRINT

Date	Time
12/10/20	21:12:52

LAST REV

Date	Time
10/02/18	11:15:12

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSCO STEPHEN J	62350-529		7/30/2013	Mult Lots	625,000	No	No		
JONES JOHN J	40650-59		8/27/2003		385,000	No	No		
SPARTICHINO GEO	28687-87		6/10/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	49021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/1999	494	Det. Gar	10,000					ADD NEW GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/28/2009	Measured	189	PATRIOT
10/25/2000	Hearing Chag	163	PATRIOT
1/10/2000	Meas/Inspect	276	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		14930		Sq. Ft.	Site		0	70.	0.52	5			Med. Tr	-10					546,774						546,800	

Total AC/HA: 0.34275 | Total SF/SM: 14930 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 546,774 | Spl Credit | Total: 546,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	185.220
Other Features:	101500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336080
Depreciation:	104185
Depreciated Total:	231895

COMMENTS

CK FOR GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

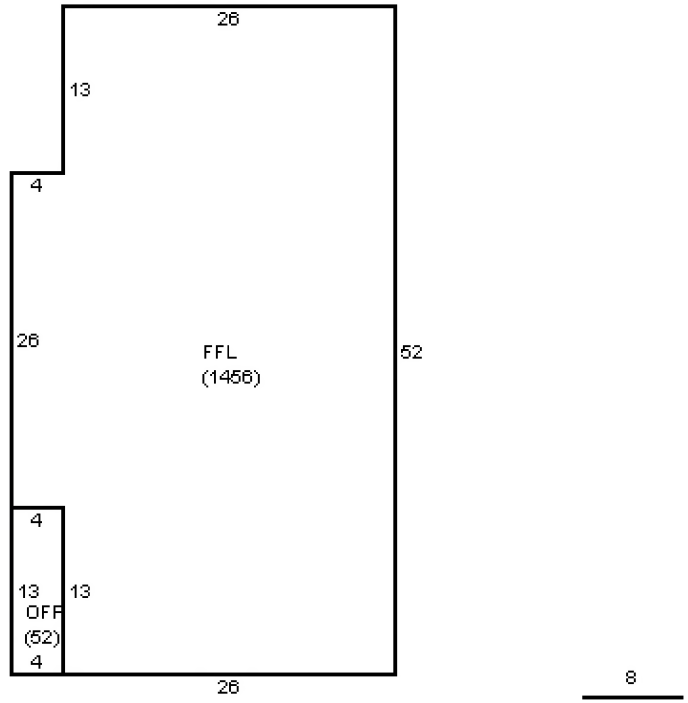
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.70
Special Features:	0	Val/Su Net:	153.78
Final Total:	231900	Val/Su SzAd	159.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	185.220	269,680
OFP	Open Porch	52	43.120	2,242

Net Sketched Area:	1,508			Total:	271,922
Size Ad	1456	Gross Are	1508	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	FR	1980	0.00	T	39	104						
3	Garage	D	Y	1	24X26	A	AV	1999	19.01	T	16	104			10,000			10,000

More:	N	Total Yard Items:	10,000	Total Special Featues:		Total:	10,000

IMAGE

AssessPro Patriot Properties, Inc